

Full Planning Application 06/03239/FUL
at
11 Annandale Street
Edinburgh
EH7 4AW

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 06/03239/FUL, submitted by City Of Edinburgh Council. The application is for: **Place a waste container**

It is recommended that this application be **GRANTED**

2 **The Site and the Proposal**

Site description

The application relates to a buildout on the public footpath on the west side of Annadale Street directly in front of numbers 11 and 13 Annandale Street which are Category A listed buildings. Although the street is characterised by a mix of commercial and residential uses this part is predominantly residential.

The site lies within the New Town Conservation Area.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The application is for the siting of one 3200 litre communal waste container which will be black in colour. It will be sited on a buildout of the public footpath.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The locations shown are appropriate in townscape terms for the siting of the refuse containers and will preserve or enhance the character and appearance of the adjacent category A listed buildings and the surrounding conservation area as a whole;
- b) There will be any adverse impact on the amenity of the neighbouring occupiers or road and pedestrian safety.

a) The character of the conservation area is summarised in the local plan as follows; *A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built*

terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors.

This part of Annandale Street is largely characterised by traditional stone built tenements which contribute to the built amenity of the area. There are currently no containers on this side of Annandale Street, the current method of refuse collection being black bag collection. Waste management in tenemental areas can be problematic due to such bags not being presented on the correct days and therefore litter being strewn around the streets. The containerisation scheme assists in preventing this indiscriminate presentation of inadequately contained refuse on the streets, therefore reducing litter, spillage and staining. The container will be black and functional in its design.

This location was chosen as it is within close walking distance to those residents who will use it (numbers 1-13 Annandale Street). It will be sited on a build out in front of number 13 Annandale Street. The next buildout down the street is outside a new build property that has internal bin stores. This property does not require to use the proposed on-street bin, and as such it would not be appropriate to site the bin outside a property that does not require it.

The bin will be located on the road side of the buildout for easy servicing and will not be directly outside the door of the listed building. The buildout is large, leaving some 5m between the bin and the front steps to number 11.

The proposal is in line with Council policies for sustainability, through the reduction in paper waste and improved waste management for the City. The proposal will be a visual improvement in general terms and will not detract from the character and appearance of either the adjacent listed building or the surrounding conservation area.

b) The container will not result in the loss of light to any neighbouring properties. Whilst concerns have been expressed from neighbouring residents, the bin will have the same impact on amenity as in many other similar locations. It is considered, on balance, that the amenity of the neighbourhood will be improved by the removal of black refuse bags and litter associated with them. Any complaints regarding noise nuisance or misuse of the containers can properly be addressed by Services for Communities.

In terms of road safety, the position of the container has been considered within the road safety audit. It is located on a buildout so as not to interfere with existing authorised on-street carparking. If the proposed bin was placed on the road it would take up one resident's parking space. This area of Annandale Street is high density and car parking spaces are at a premium. So much so, that residents are using the buildouts as car parking spaces.

This use of the buildout will, over time, be detrimental to the footway. The introduction of the bin in this location will stop the misuse of the buildout by illegal parking. It will be adequately secured and marked to ensure that it does not cause any hazard to both pedestrians and road users. The container is required in this particular location to serve residents who currently have to cross the road to deposit waste in existing containers on the opposite side. It is therefore considered that the road safety issues have been addressed and that there will be no adverse implications for road or pedestrian safety.

In conclusion, the current method of refuse collection results in bin bags spread on the streets, and is visually intrusive. The proposal will result in a visual improvement. The proposed site is not considered to have a detrimental impact on the character or appearance of the conservation area, the setting of listed buildings, residential amenity or road or pedestrian safety.

It is recommended that the Committee approves this application.

As this is a development proposal by the Council, and there have been objections, the application will require to be referred as a Notification of Intention to Develop to the First Minister.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Emma Wilson- Wednesday, Thursday And Alternate Fridays Only on 0131 529 3634
Ward affected	20 - Calton
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	9 August 2006
Drawing numbers/ Scheme	01 - 02 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 11 Annandale Street
Edinburgh
EH7 4AW

Proposal: Place a waste container

Reference No: 06/03239/FUL

Consultations, Representations and Planning Policy

Consultations

Services for Communities (Environmental Assessment)

This Department has no objection to this proposed development subject to the following conditions:

- 1. The emptying and servicing of the recycling containers should take place during the hours of 07:00 hours to 21:00 hours Monday to Saturday and 10:00 hours to 18:00 on Sundays.*
- 2. No glass recycling facilities should be provided at the above site*

Historic Scotland

No response

Representations

The application was advertised on 25 August 2006. Three letters have been received objecting to the proposals on the following grounds:

Visual amenity, taken account of in assessment a)

- Inappropriate for its location within the New Town Conservation Area and World Heritage Site;
- Over provision;
- Detrimental to visual amenity.

Road safety issues, taken account of in assessment b)

- Obstructing pedestrians.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

CENTRAL EDINBURGH LOCAL PLAN - Housing and Compatible Uses

Relevant Policies:

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD22 (STREETSCENE) sets out design and quality objectives for street furniture and paving.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. The emptying and servicing of the recycling containers shall take place during the hours of 07:00 hours to 21:00 hours Monday to Saturday and 10:00 hours to 18:00 on Sundays.
4. No glass recycling facilities shall be provided at the above site

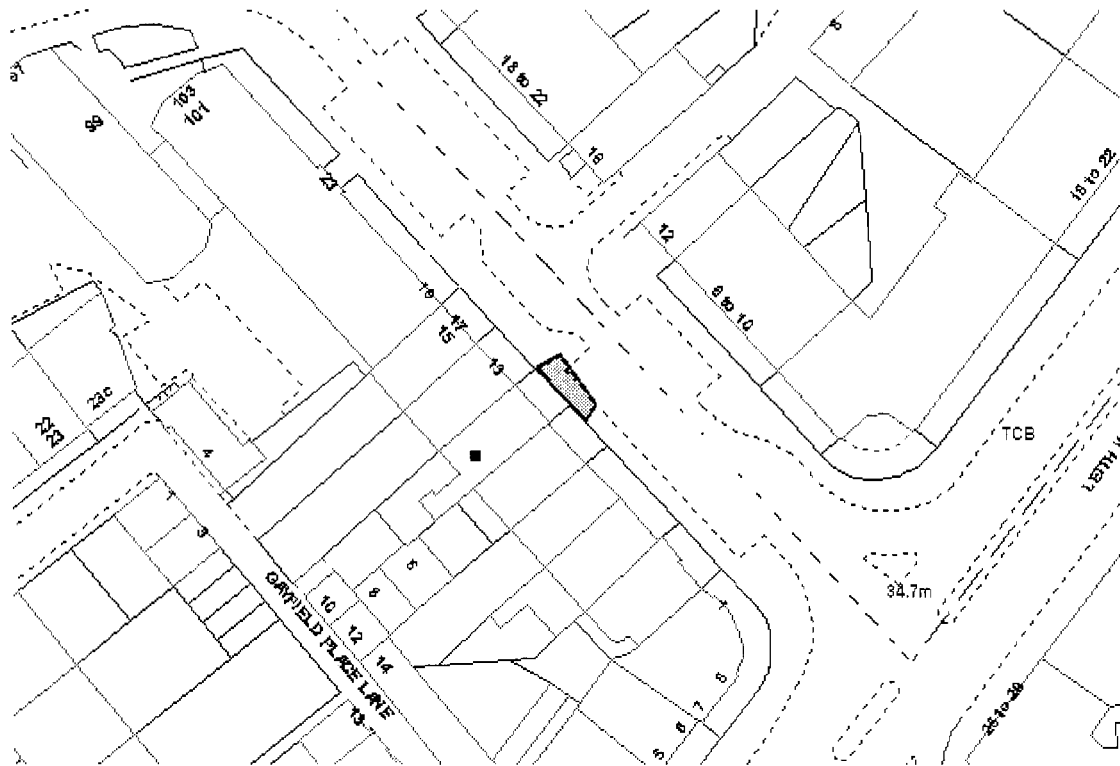
Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.

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Location Plan

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